

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish –1605 E. Commerce Ave.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 3/5/18

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:

- A. Staff report
- B. Ordinance to Demolish
- C. Photos
- D. Maps

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1605 E. Commerce Ave.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/4/18. No action occurred by the compliance date of 2/6/18. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and any outbuildings located on the property.

PENDING ACTION:

The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

1605 E. Commerce Ave.

OWNER:

Heirs of Dennie and Sarah Berry

**REASON FOR
INSPECTION:**

Inspector observed condition of exterior and found property unsecured

**FIRST
INSPECTION:**
10/31/17

Summary of Major Violations

1. Repair or replace roof framing & sheathing at rear
2. Repair or replace missing plumbing fixtures
3. Repair or replace wiring throughout house
4. Repair or replace floor coverings and ceilings throughout house
5. Repair damage to foundation

**HEARING
RESULTS:**
11/20/17

No one appeared for the Hearing. During the Hearing it was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:**
1/4/18

Order to Repair or Demolish
Date of Compliance 2/6/18

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

ADDITIONAL:

The niece of the owner's, Charlene Berry, contacted the inspector before the date of the Hearing by phone on 11/8/17. She stated that her father had a Power of Attorney. The inspector explained the process to Ms. Berry, she stated she would stay in touch. On 11/29/17 Hugh Denny contacted the inspector and advised him that he does not have a legal Power of Attorney and that he doesn't have any interest in the property. The property taxes are delinquent in the amount of \$3,242.25.

1605 East Commerce Avenue

























